

# LIMELIGHT

AT FEATURE 17

P1-02

PLOTS 163/162/156

GET IN TOUCH

INTERESTED IN THIS PROPERTY?

1 REMAINING

## SITE PLAN



### KITCHEN/LIVING/DINING AREA

6.34m x 3.83m 20'10" x 12'7"

### MASTER BEDROOM

4.00m x 3.01m 13'1" 9'10"

### TOTAL AREA

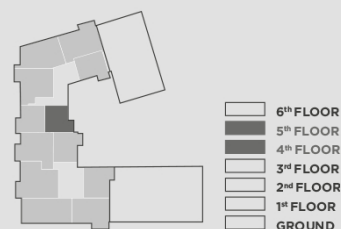
50.3 SQM 541.1 sq ft

### BALCONY

3.71m x 1.59m 12'2" x 5'3"

W = Wardrobe

All dimensions shown are maximum. Heat Induction. Unit for this property is located externally as shown.



## THE FINER details

### KITCHENS

- Individually designed German made kitchens by Nobilia with tall and wall units in grey soft touch finish.
- Silestone worktop complemented by matching upstand.
- 3 bed homes feature AEG double electric oven and single microwave
- AEG ceramic 4 zone hob
- Electrolux integrated fridge/freezer
- Electrolux integrated dishwasher - 600mm in two-bedroom apartments
- Free-standing Bosch washer dryer

### HEATING

- Stelrad radiators with thermostatic valves throughout
- Chrome plated heated towel radiator in bathroom/en suite
- Central heating thermostat located in hallway

### HOME ENTERTAINMENT

- TV and Sky Q points in living room and TV points in all bedrooms

### FLOORING



- Free standing basin/water mixer located in service cupboard

#### BATHROOM & EN SUITE

- Driftwood feature shelf, bath panel, counter tops and mirror fronted cabinets
- Gap back-to-wall toilet with Grohe concealed cistern
- Alveus 150 litre double ended bath with shower mixer, plus slider rail and over bath shower screen
- Semi counter top Gap Roca white washbasin
- White Porcelain Stoneware tiles to floor and walls

#### FLOORING

- Amtico Spacia Dusky Walnut flooring in Hallway and Living/dining room
- Cream carpet flooring in master and additional bedrooms

#### COMMUNAL FACILITIES

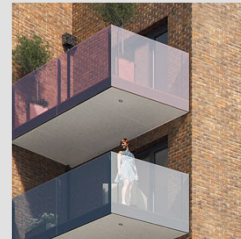
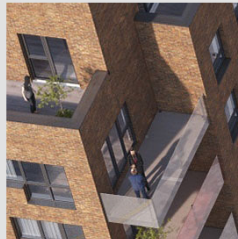
- Welcoming entrance lobbies with ceramic flooring and durable carpets to stairs, upper floor lobbies and corridors
- The door to the entrance lobby is security rated with access control for your peace of mind
- Corridors are painted in neutral tones with attractive walnut communal doors
- Lifts to upper floors with brushed steel doors and a mirrored wall

#### PARKING

A limited number of allocated parking spaces are available to purchase with any of the 2 bedroom units at Limelight. These are available on a first come first served basis. Please speak to the sales team for further information.



## photos



#### ELIGIBILITY &

## PRIORITY

To be eligible for Shared Ownership you must be able to answer YES to the following questions:

- Are you at least 18 years of age?
- Is your annual gross household income less than £90,000?
- Are you a first time buyer, i.e. you don't already own a home? If you do already own a home, have you accepted an offer from a buyer and in the process of selling it?
- Are you unable to afford to buy a home suitable for your housing needs on the open market? If you are not sure, you can speak to an independent mortgage advisor
- Are your current mortgage or rent payments up to date?

- Do you have a good credit history (no bad debts or County Court Judgements), and can you afford the regular payments and cost involved in buying and running a home?
- Do you have savings or are you able to easily access at least £4,000 to cover the costs of buying a home? This is a guide line figure, and the actual amount you need will depend on a number of factors
- Do you have enough savings or are you able to access a minimum 10% of the equity share you are buying, as a mortgage deposit? Or do you have the cash funds available to buy the share without a mortgage?
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If you meet the eligibility criteria above, Waltham Forest prioritises applicants on the following basis:

- If you are a current Waltham Forest Housing resident
- British armed forces personnel
- Applicants living in Waltham Forest
- Applicants working in Waltham Forest
- Applicants with family connections in Waltham Forest
- Disabled applicants will be prioritised for the adaptable units
- Once you have demonstrated that you meet the eligibility and financial requirements to buy a property Waltham Forest will make a final decision on the allocation of properties.

## get in touch

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Our properties are managed by Red Loft.



18 SHARED  
OWNERSHIP  
APARTMENTS

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